

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
JANUARY 15, 2004
IN CITY COUNCIL CHAMBERS- 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Lettieri at 9:05 a.m. Chairperson Lettieri adjourned the meeting at 5:15 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Tony Lettieri-present
Vice-Chairperson Barry Schultz-present
Commissioner Bruce Brown-present
Commissioner Carolyn Chase-present
Commissioner Kathleen Garcia-present
Commissioner Gil Ontai-present
Commissioner Mark Steele-present
Betsy McCullough, Planning Department-not present
Mary Wright, Planning Department-not present
Bob Manis, Planning Department-present
Marcela Escobar-Eck, Development Services-present
Mary Jo Lanzafame, Deputy City Attorney-present
Linda Lugano, Recorder-present

ITEM-1: ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD:
 Councilmember Donna Frye read a statement into the record to clarify that she did not support nor deny this project at any given time.

ITEM-2: REQUESTS FOR CONTINUANCE:
 Item No. 7, Balboa Park Promenade Project was continued to January 22, 2004.

ITEM-3: REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:
 Items No 11, 12, 13, 14 and 15 were placed on the consent agenda.

ITEM-4: DIRECTOR'S REPORT:
 Coleen Clementson reported that the Mayor would be holding a press conference this Friday to announce the Manager's recommendation of the proposed selection of the Pilot Villages submitted. The staff report will be on the web and each of the applicants will be notified today. A self guided driving tour will be available to the Commissioners next week so they may visit each of the Village sites.

A workshop on the Mobility Element will be held with CPC at the end of this month. Proposed revisions on the density bonus ordinance will also be taken to CPC and then come before the Commission in the recent future. On February 5th staff will bring to the Commission an ordinance on regulations for large retail establishments for review.

Marcela Escobar-Eck advised of Council action taken this past week.

ITEM-5: COMMISSION COMMENT:
 Chairperson Lettieri recognized the passing of Mr. William Rick and acknowledged his accomplishments.

ITEM-6: APPROVAL OF THE MINUTES OF DECEMBER 11, 2003 AND DECEMBER 18, 2003.

COMMISSION ACTION:

MOTION BY GARCIA TO APPROVE THE MINUTES OF DECEMBER 11, 2003. Second by Brown. Passed by a 6-0 vote with Commissioner Chase recusing.

MOTION BY BROWN TO APPROVE THE MINUTES OF DECEMBER 18, 2003. Second by Schultz. Passed by a 6-0 vote with Commissioner Garcia not present.

ITEM-7: **BALBOA PARK PROMENADE PROJECT.**

COMMISSION ACTION:

MOTION BY GARCIA TO CONTINUE TO JANUARY 22, 2004 AT THE REQUEST OF STAFF. Second by Brown. Passed by a 7-0 vote.

ITEM-8: ***NAVAL TRAINING CENTER RE-LOCATION – PROJECT NO. 9735 CONTINUED FROM DECEMBER 4, 2003.**

P.J. Fitzgerald read a memo dated January 9, 2004 into the record which reflected additional information on this project for clarification.

Testimony in favor by Kathleen Riser, Walter Heiberg and Wayne Donaldson.

Tesimony in opposition by John McNab and Mignon Scherer.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY CHASE TO DENY STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-03-336. Second by Brown. Passed by a 4-1 vote with Commissioner Ontai voting nay and Vice-Chairperson Schultz and Commissioner Steele recusing.

ITEM-9: **MISSION AT DIAMOND – PROJECT NO. 5410 CONTINUED FROM DECEMBER 11, 2003.**

Glenn Gargas reviewed the status of this project since it was continued and explained that the applicant has relocated all the retail/commercial space.

Testimony in favor by Paul Ross and Mike Turk.

No one was present to speak in opposition.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY BROWN TO APPROVE STAFF'S RECOMMENDATIONS. Second by Steele. Passed by a 6-0 vote with Commissioner Chase recusing.

ITEM-10: MISSION VILLAGE – PROJECT NO. 6547.

Patricia Grabski presented Report to the Planning Commission No. P-03-359 and read corrections and additions into the record.

Testimony in favor by Patty Machun, Kathy Otero, Neyda Pfielschiefter, Kelly Stafford, Jim Ryer, Monique Vyeda, Kay Raffelson, Mike LaBarre, Paul Robinson, Randy Lang, George Koko, Gene and Joanne Skinner, Kevin Golston, Desirae Capps, Gary London, Steve Avoyer, Brian Gagan, Merrilyn Feathers, Harvey Elkins, Bruce Davidson, Rebecca Van Stelle, Janae Long and Arthur George.

Testimony in opposition by Kathy Elliot, Mary Johnson, Barbara McLachlan, Scott McLachlan, John Romero, Barbara Bradshaw, Jacquelin Ander, John Inlow, Janet Farrel, Glenn Torbett, Patricia Parik, Donn Rosenthal, Peggy Breese, Bargar Wills, Nabil Polus, Yvette Monteleone, Bonnie Haugh, Les Williamson, Tom Russell, Abby Stitt, Julie Dahlin, Mike Lilley, Tauri Seaver, Janet Miller, Dave Potter, and Tom Wright,

Public testimony was closed.

COMMISSION ACTION:

MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATIONS WITH THE FOLLOWING CONDITION: THAT THE GROUND FLOOR PORTION OF BUILDING 2 FRONTING GRAMMERCY DRIVE SHALL BE DEVELOPED FOR COMMERCIAL USE, AND SHALL BE HELD FOR COMMERCIAL USE FOR TWO YEARS FROM THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. Second by Ontai. Passed by a 7-0 vote.

ITEM-11: ILLINOIS STREET TENTATIVE MAP – PROJECT NO. 12812**COMMISSION ACTION:**

CONSENT MOTION BY BROWN TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-04-003. Second by Steele. Passed by a 6-1 vote with Commissioner Chase voting nay.

ITEM-12: **46th STREET TENTATIVE MAP - PROJECT NUMBER 10006.**

COMMISSION ACTION:

CONSENT MOTION BY BROWN TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-04-004. Second by Steele. Passed by a 6-1 vote with Commissioner Chase voting nay.

ITEM-13: **41ST STREET TENTATIVE MAP - PROJECT NUMBER 6340.**

COMMISSION ACTION:

CONSENT MOTION BY BROWN TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-04-005. Second by Steele. Passed by a 6-1 vote with Commissioner Chase voting nay.

ITEM-14: **IDAHO STREET TENTATIVE MAP - PROJECT NUMBER 10009.**

COMMISSION ACTION:

CONSENT MOTION BY BROWN TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-04-006. Second by Steele. Passed by a 6-1 vote with Commissioner Chase voting nay.

ITEM-15: **VILLAS DEL PARQUE TENTATIVE MAP- PROJECT NUMBER 3585.**

COMMISSION ACTION:

CONSENT MOTION BY BROWN TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-04-007. Second by Steele. Passed by a 6-1 vote with Commissioner Chase voting nay.

ITEM-16: **EMERALD STREET TENTATIVE MAP - PROJECT NUMBER 12802.**

COMMISSION ACTION:

MOTION BY BROWN TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-04-008. Second by Garcia. Passed by a 6-1 vote with Commissioner Chase voting nay.

ITEM-17: **ARROYOS DELMAR – PROJECT NO. 3204.**

John Fisher presented Report to the Planning Commission No. PC-04-026.

No one present to speak.

COMMISSION ACTION:

MOTION BY GARCIA TO APPROVE STAFF'S RECOMMENDATIONS WITH THE ADDITIONAL CONDITION THAT THE STREETSCAPE PLANTING REFLECTS A NATIVE/DRAUGHT TOLERANT PALATE WHERE IT INTERFACES OR IS VISUALLY ADJACENT TO THE MHPA. Second by Schultz. Passed by a 7-0 vote.

The Planning Commission meeting was adjourned by Chairperson Lettieri at 5:15 p.m.